

# Unit 22631 SW 88th Pl # 3-18 - Courts at Bayshore 1 (The)

22631 SW 88th Pl # 3-18 - 22-401-22911 SW 88 Pl, Cutler Bay, FL, Miami-Dade 33190

## Unit Information

MLS Number: A11566743  
 Status: Active  
 Size: 1,515 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$365,000  
 List PPSF: \$241  
 Valuated Price: \$380,000  
 Valuated PPSF: \$251

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 148  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

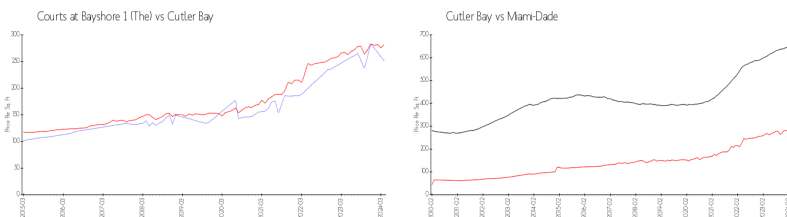
## Building Association Information

The Courts at Bayshore  
 22711 SW 88th Pl,  
 Cutler Bay, FL 33190  
 (877) 876-6980

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10-22	1,139 sq ft	Feb 2024	\$230,000	\$202
10-21	1,139 sq ft	Dec 2023	\$322,000	\$283
3-26	1,515 sq ft	Oct 2023	\$360,000	\$238
9-25	1,383 sq ft	Aug 2023	\$349,000	\$252
4-23	1,139 sq ft	Jul 2023	\$340,000	\$299
11-21	1,515 sq ft	Jul 2023	\$340,000	\$224

## Market Information



Courts at Bayshore 1 (The): \$251/sq. ft.  
 Cutler Bay: \$281/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale



Courts at Bayshore 1 (The)	5%
Cutler Bay	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Courts at Bayshore 1 (The)	57 days
Cutler Bay	41 days
Miami-Dade	81 days